

NORTHWEST HARRIS COUNTY MUNICIPAL UTILITY DISTRICT NO. 9

Minutes of Meeting of Board of Directors

April 16, 2024

The Board of Directors (“Board”) of Northwest Harris County Municipal Utility District No. 9 (“District”) met at 12779 Jones Road, Houston, Harris County, Texas in accordance with the duly posted notice of the meeting, with a quorum of directors present as follows:

G. Ronald Mitchell, President
Donald L. Sheriff, Vice President
Coy L. Baskin, Sr., Secretary
Frank Ferraro, Director

and the following absent:

Mike Rogers, Director

Also present were Mr. Bob Ideus of Municipal Business Services, Inc.; Ms. Michelle Guerrero of Bob Leared Interests; Mr. Ronald Koehn of Koehn & Associates; Mr. David Beyer of Stormwater Solutions; Mr. Mark Ivy of M. Marlon Ivy & Associates; and Mr. J. Davis Bonham, Jr. of Smith, Murdaugh, Little & Bonham, L.L.P.

The President called the meeting to order and declared it open for such business as might properly come before it.

1. The Board considered the minutes of the meetings of March 19, 2024 and April 2, 2024 and upon motion duly made, seconded and unanimously carried, the Board approved the minutes as presented.

2. The Board recognized Mr. Bob Ideus who presented the bookkeeper’s report. After discussion, upon unanimous vote, the Board approved the bookkeeper’s report and the checks listed thereon.

3. The Board then recognized Ms. Michelle Guerrero who presented the tax assessor/collector's report reflecting the District's 2023 taxes to be 97.4% collected. After discussion, upon unanimous vote, the Board approved the tax assessor/collector's report as presented.

4. The Board recognized Mr. Ronnie Koehn who presented the engineer's report. The engineer has submitted 100% complete plans for the NHCRWA Project 28E. Project bids were received in November 30, 2023 and the low bidder was R&B Group, Inc. The engineer is responding to RFI’s and reviewing submittals. The engineer has received a request for capacity and utility locations for a 28-unit apartment development in the District, and the operator is reviewing the plans for calculation of tap fees. The project is under construction. Capacity commitments have been issued for two proposed townhome projects in the District.

Plans on both sites have been approved by the engineer and Harris County. The developer is contemplating changing to a single-family home development and plans to attend a meeting to discuss. The engineer has issued a capacity commitment to Blazer Building for a proposed 325-unit multifamily development on subject 16 acre tract. The developer has estimated a taxable value of completed development at \$35,750,000. A capacity commitment was extended for one year by letter dated January 16, 2024. The developer has requested reimbursement for required public waterline extensions to complete system loop. The engineer received a request for annexation and utility service to serve a proposed office building on a tract within the Saathoff tract. An Annexation and Reimbursement Agreement has been executed. The annexation has been approved by City of Houston. The engineer received water and sanitary sewer extension plans for review, and requested and received a \$2,000 plan approval deposit. Water and sewer line extension plans have been approved by TCEQ, Harris County and City of Houston. The engineer has reviewed proposed site development plans and returned comments. The engineer received a request for capacity and plan review for a proposed Special Needs Day Care Center, adjacent to the Harris County Library. The engineer has approved plans and issued a capacity reservation letter. The engineer has forwarded the approved utility plan to the operator for calculation of tap and inspection fees. The project is under construction. The application to the TCEQ for the WWTP permit renewal and reduction in flow to 0.95 MGD has been submitted to the TCEQ. First publications for notice of permit renewal were published in early September. Additional information was submitted January 31, 2024, as requested by TCEQ. The draft permit was received February 23, 2024 and includes requirement for dechlorination. The engineer and Attorney were unsuccessful in working with the TCEQ to eliminate the requirement for dechlorination. The engineer is working on final publication for notice of permit renewal. Wastewater Transport Services has completed the Phase 1 cleaning and video inspection of the sanitary sewer system. The engineer has analyzed videos and reports. The engineer is working with the contractor to get started on the Phase 2 cleaning and video inspection. The Board recognized George Kaleh of Cornerbrook Development who addressed the Board regarding the parcels that he owns in the District and options for development. Mr. Kaleh presented a cost estimate and preliminary land plan for the development of the property as single family residential but noted that reimbursement of utility costs would be necessary make the project possible. The Board noted that the limited taxable value and low debt service tax rate will make any reimbursement from bond proceeds unlikely. After discussion, upon unanimous vote, the Board approved the engineer's report.

5. The Board recognized David Beyer who reviewed the monthly drainage facility maintenance report with the Board. Upon motion duly made, seconded, and unanimously carried, the Board approved the report as presented.

There being no further business to come before the Board, the meeting was adjourned.


Secretary

NORTHWEST HARRIS COUNTY MUNICIPAL UTILITY DISTRICT NO. 9

NOTICE OF PUBLIC MEETING


Notice is hereby given to all interested members of the public that the Board of Directors of the captioned district will hold a public meeting at **12779 Jones Road, Houston, Harris County, Texas.**

The meeting will be held at **5:00 p.m. on Tuesday, April 16, 2024.**

The subject of the meeting will be to receive public comment on, consider and act on the following:

1. Minutes of Board of Directors Meeting(s) of March 19, 2024 and April 2, 2024
2. Bookkeeper's Report; Checks and Invoices; Investment of District Funds; Investment Policy; General Fund Budget; Depository Pledge Agreement(s)
3. Tax Assessor/Collector's Report; Invoices and Checks; Delinquent Tax Collections; Investment of District Funds; Tax Rate; Tax Exemptions
4. Engineer's Report; Design of Facilities; Advertisement for Bids; Construction Contract(s), Pay Estimate(s) and Change Order(s); Annexation of Land; Permit Matters; Proposal(s); Request for Service; Utility Easements; Development of Land in District
5. Detention Pond Maintenance Report
6. Other Matters: Operations; Repair and Maintenance; Insurance; Rate Order; Contract for Electric Power; Drought Contingency Plan; Critical Load Submission; Application to Texas Commission on Environmental Quality; Continuing Disclosure
7. Pending Business





J. Davis Bonham, Jr.,
Attorney for the District